





COBWEB COTTAGE

We are delighted to offer for sale this beautifully presented four bedroom Grade II period home ideally located in Henley High Street which has been refurbished and reconfigured over recent years by the current owner. An internal inspection is highly recommended to fully appreciate this amazing stylish home and its beautiful outside space.

Cobweb Cottage, originally a pair of cottages built during the late 18th Century, has undergone further additions during its lifetime with most recent changes made over the last few years, making the flow of this home much more useable for family life. This unique home, although still containing many original features, now enjoys bright, airy rooms, a fabulous open plan kitchen diner to the rear of the property, a reconfigured central staircase leading to four stylish first floor bedrooms bathroom and en suite, as well as a useful ground floor shower room.

A period home with a family size garden in this location is rather an unusual find, so if you are looking for a lovely mix of old and new in this great location then this property could be the one for you.

Approached through a period style front door you enter into a pretty sitting room which has direct access into the living room with its feature Art Deco style fireplace and surround and gas fire, both with views of the High St. The open plan dining kitchen runs along the rear of the property with doors at both ends giving access into the garden. This Burbidge kitchen has a vast array of storage cupboards and soft close drawers, including a counter top pantry cupboard with an integrated microwave, marble work surfaces, sink and drainer with Quooker tap, integrated dishwasher and inset range style fan electric oven and 5 ring gas hob.

A useful boot room/utility adjoins the kitchen which houses the integrated fridge and freezer and with further access into the garage store which has space and plumbing for washing machine, addition dishwasher, and tumble dryer. The utility room also gives access to a beautifully fitted shower room.





A central staircase leads you to a well-proportioned landing with beams and vaulted ceiling and offers plenty of space for those wishing to work from home and with access to the four bedrooms. With three good size doubles and one single (which is currently utilised as a dressing room) The bedrooms are spacious and bright with high vaulted ceilings and some with built-in storage.

SETTING

This family size South Westerly facing, raised garden offers lots of seating and entertaining space with a choice of patios for dining, and a lawn area ideal for the family pet and children to play. Surrounded by mature trees, hedgerow and an array of seasonal planting and herbaceous borders this garden is truly a beautiful cottage garden for everyone to enjoy. There is also a useful brick built store for garden tools and equipment.

The property also benefits from a parking space directly outside with additional on street parking when available.



HENLEY IN ARDEN

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to visit. Henley-in-Arden is best known for its variety of historic buildings. Some of these buildings date back to medieval times. The Warwickshire town has a wide variety of preserved architectural styles, so much so that they class the high street as a conservation area. In the High Street you will find a variety of little shops, cafes, convenience stores, public houses, and many restaurants to choose from, and a local doctor's surgery a short walk away. There are beautiful walks in and around Henley and close enough to bigger towns for even more choices of shops and eating places.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band F

ENERGY PERFORMANCE CERTIFICATE RATING: D We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

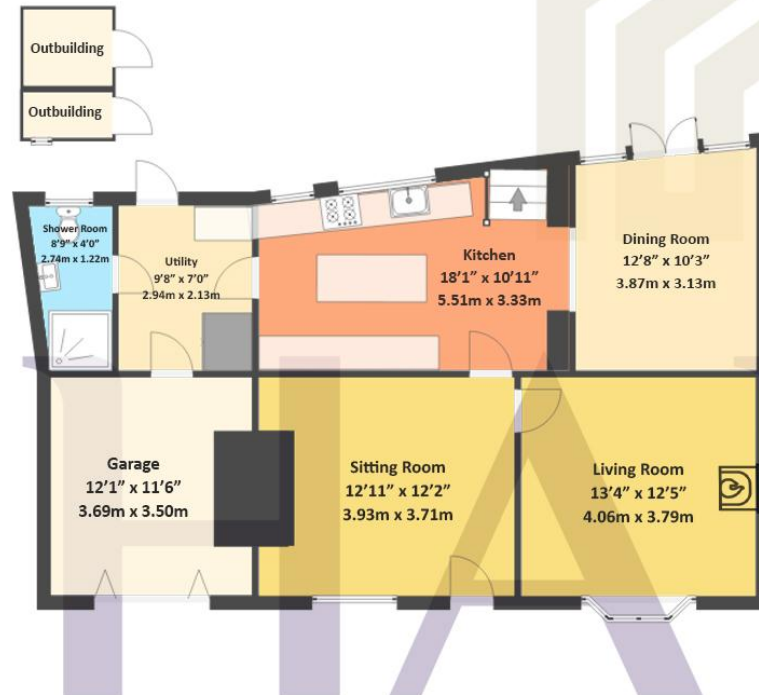




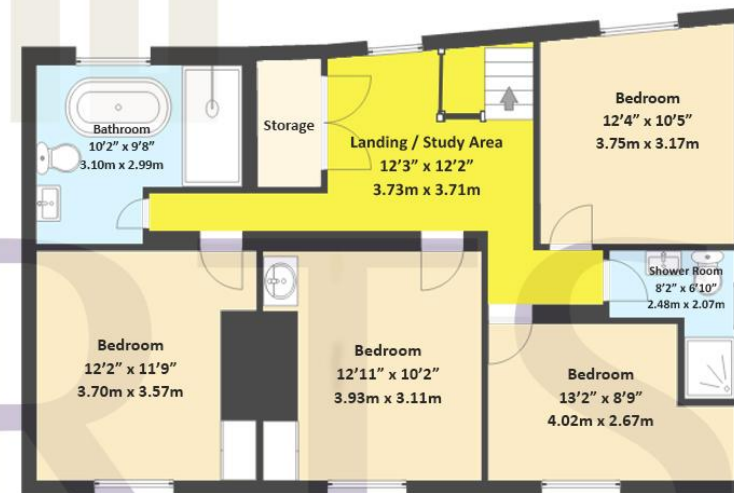


Total Internal Accommodation 160.50 square metres / 1728 square feet
(excluding outbuildings)

Ground Floor



First Floor



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